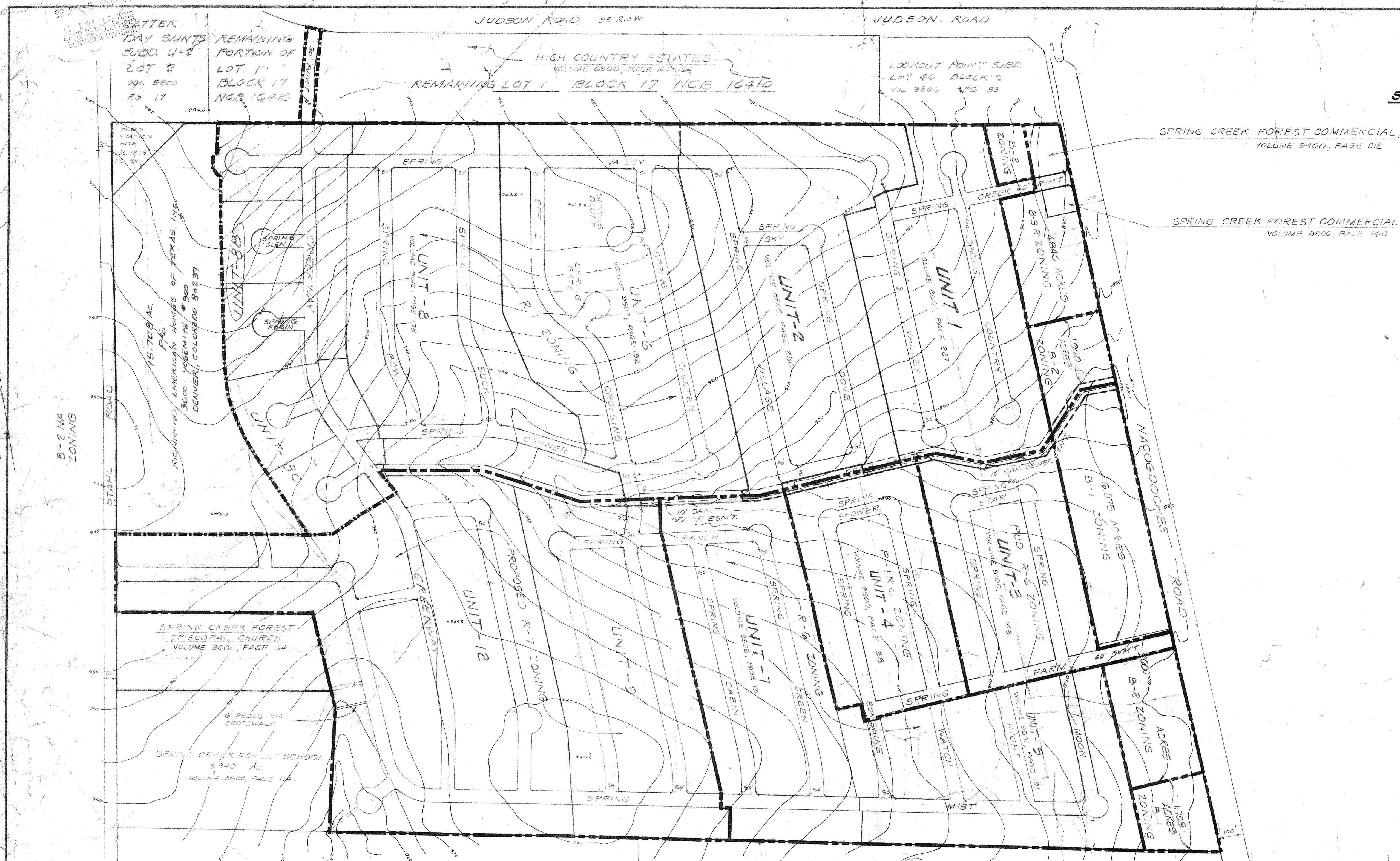
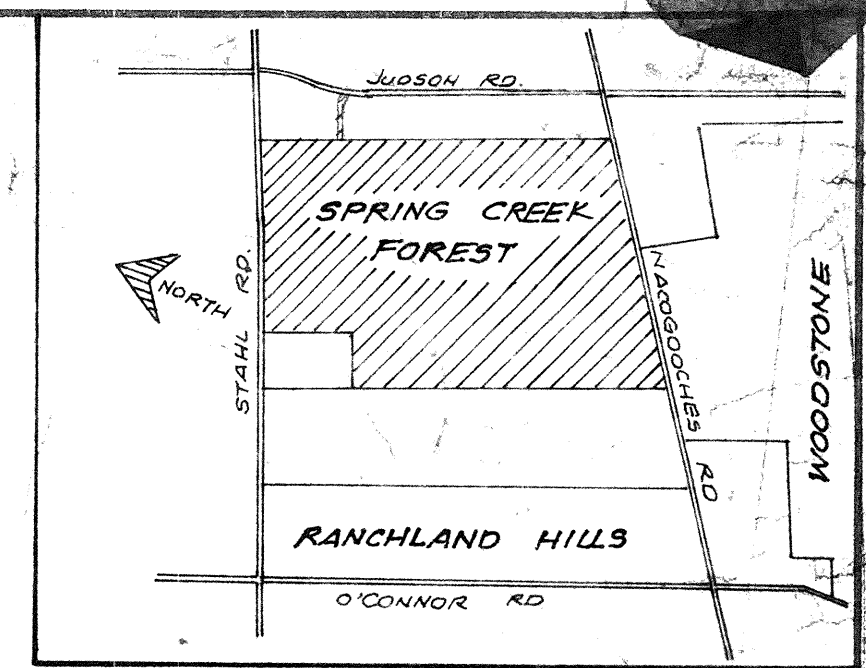


RECEIVED
92 JUN 15 10:05
CITY OF SAN ANTONIO
LAND DEVELOPMENT
SERVICES DIVISION



NORTH
SCALE: 1"=200'



PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: June 30, 1992
File # 91
Signed: MConnel

LEGEND
--- ZONING LIMITS

- NOTES:
1. SEWER SERVICE PROVIDED BY CITY OF SAN ANTONIO.
 2. WATER SERVICE PROVIDED BY CITY WATER BOARD.
 3. DEVELOPMENT PROJECT SCHEDULE:
 - a. UNITS 1, 2, 3, 4, 5, 6, COMMERCIAL UNITS 1 & 2, CITY WATER BOARD PUMP STATION SITE, EPISCOPAL CHURCH & SCHOOL SUBDIVISION ARE EXISTING.
 - b. UNIT-7 IS COMPLETED.
 - c. UNIT-6 IS COMPLETED.
 - d. UNIT-8 TO BE COMPLETED BY 1995.
 - e. UNIT-88 TO BE COMPLETED BY 1995.
 - f. UNIT-9 IS COMPLETE.
 - g. UNIT-10 TO BE COMPLETED BY 1995.
 - h. UNIT-11 TO BE COMPLETED BY 1997.
 - i. UNIT-12 TO BE COMPLETED BY 1997.
 - j. COMMERCIAL AREAS ALONG STAHL ROAD TO BE COMPLETED BY 1995.
 - k. COMMERCIAL AREAS ALONG NACOGDOCHES ROAD TO BE COMPLETED BY 1997.

N.C.B. 15831
93.173 AC
RAYMOND A. FRIESENHAN
14275 NACOGDOCHES RD.
SAN ANTONIO, TEXAS 78247

DEVELOPER
SPRING CREEK JOINT VENTURE
3530 OAKWELL COURT, SUITE 110
SAN ANTONIO, TEXAS 78218
TEL. (512) 828-6131
P.O.A.D.P. # 91

6.5.92	REVISED UNIT-88 & 8C AREA	BY
DATE	NO.	REVISION DESCRIPTION
SPRING CREEK FOREST PRELIMINARY OVERALL AREA DEVELOPMENT PLAN		
MACINA, BOSE, COPELAND & ASSOC., INC. FORMERLY R. MARVIN SHIPMAN & CO. CONSULTING ENGINEERS		DESIGN <u>R.W.B.</u> DRAWN <u>W.B.</u> CHECKED DATE <u>JAN. 4, 1988</u> JOB NO. <u>C-4316</u> SHT. <u>1</u> OF <u>1</u>
415 BRESPOST DR. SAN ANTONIO, TEXAS		

#91

SUBDIVISION PLAT OF SPRING CREEK FOREST COMMERCIAL, UNIT-5

BEING 2.1201 ACRES OUT OF A PORTION OF A 241.840
ACRE TRACT OUT OF THAT PORTION OF THE JAMES KINCAID
SURVEY NO. 83, ABSTRACT NO. 397, NEW CITY BLOCK
15831, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

NOTE:
1. 1 COMMERCIAL LOT ESTABLISHED.

DEVELOPER:

DENTON DEVELOPMENT COMPANY
3330 OAKWELL COURT
SAN ANTONIO, TEXAS 78218
TEL. NO. (210) 828-6131

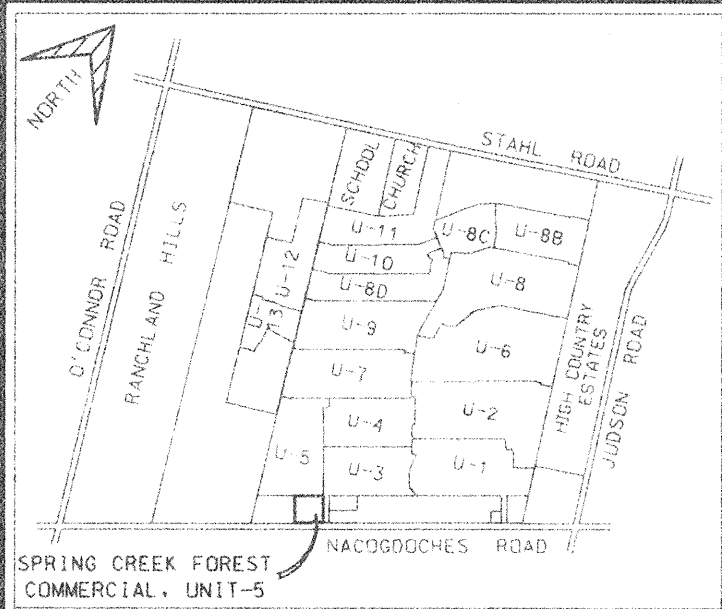
THE DEVELOPER DIRECTS ALL LOT OWNERS TO
REFER TO THE RESTRICTIVE COVENANTS OF THE
SUBDIVISION REGARDING BUILDING SETBACKS
WHICH MAY BE MORE RESTRICTIVE THAN THOSE
MINIMUM SETBACKS SHOWN ON THIS PLAT AND
SPECIFIED BY THE SUBDIVISION CODE.

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH
a	15.00'	90°00'00"	15.00'	23.56'

BEARING & DISTANCE TABLE

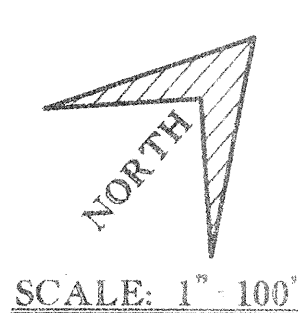
NO.	BEARING	DIST.
T1	N41°13'00"W	7.86'
T2	N69°51'35"E	63.57'
T3	S48°47'00"W	44.32'



LOCATION MAP

N.G.S. STATION IS "MILLER PID 4Y0121".
BEARING AND DISTANCE BETWEEN HORIZONTAL
CONTROL POINTS IS N42°55'11"W 280.00'
NOTE: BEARINGS ON THIS PLAT DO NOT
MATCH NAD83 BEARINGS.

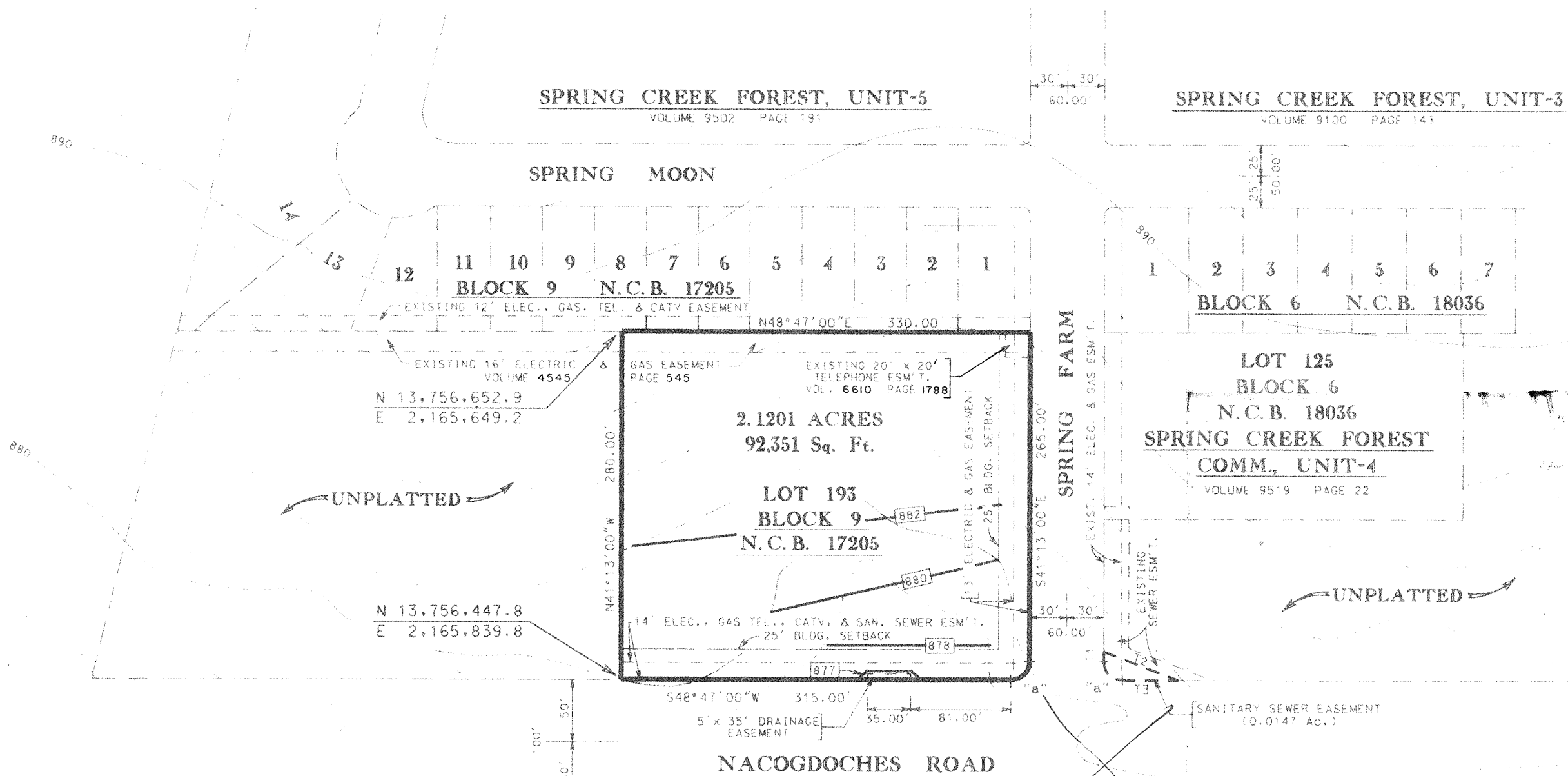
877.0 IS MINIMUM GROUND ELEVATION
ADJACENT TO DRAINAGE EASEMENT AT
CULVERT APRON. OTHER FILL CONTOURS
ARE SUBORDINATE TO SITE GRADING FOR
BUILDING CONSTRUCTION.



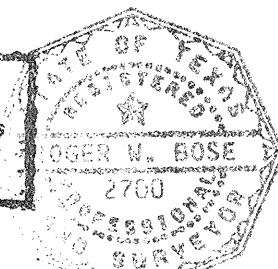
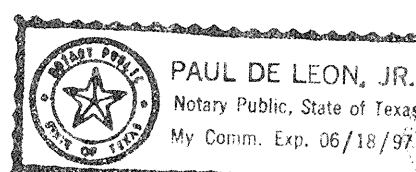
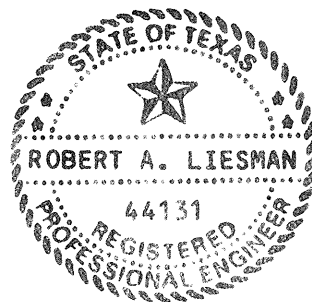
SCALE: 1" = 100'

LEGEND:

EXIST. ELEC.	EXISTING ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM.T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
ELEC. & CATV ESM.T.	ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT
EXISTING CONTOUR	880
FINISHED CONTOUR	880



RECEIVED
96 AUG -5 PM 3:24
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DENTON DEVELOPMENT COMPANY
LLOYD A. DENTON, JR., VICE-PRES.

STATE OF TEXAS
COUNTY OF BEXAR

DULY AUTHORIZED AGENT

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LLOYD A. DENTON, JR. KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF July
A.D. 1996 Sarah E. Cunningham
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

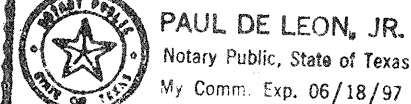
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE
MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS
PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE PLANNING COMMISSION ON THE 15th DAY OF July 1996

Robert A. Liesman
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15th DAY OF July
A.D. 1996 Paul De Leon, Jr.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL
SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

Sworn to and subscribed before me this 15th DAY OF July
A.D. 1996 Robert W. Bose
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF SPRING CREEK FOREST COMMERCIAL, UNIT-5 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 15th DAY OF July, A.D. 1996
BY SECRETARY BY CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
DAY OF July, A.D. 1996 AT 3:24 P.M. AND DULY
RECORDED IN THE RECORDS OF THE COUNTY CLERK OF SAID COUNTY.

IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 2760 ON PAGE 22
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF July, A.D. 1996

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
1-6622

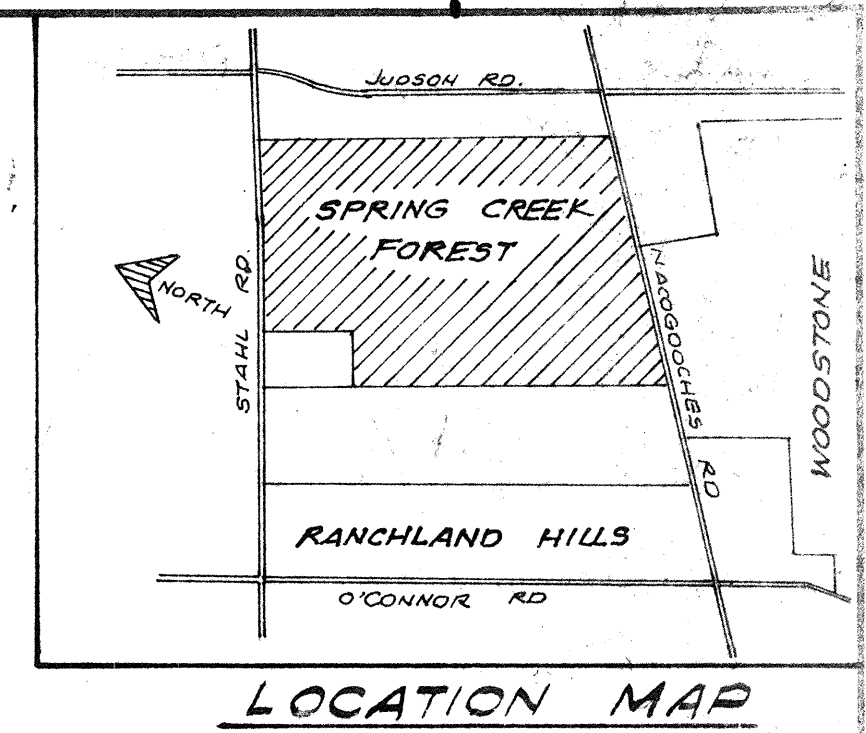
NOTE:
"WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU)
PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM
UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT."

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD)
IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION
AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS
EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "COVERHANG EASEMENT", "UTILITY EASEMENT",
AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING,
MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES,
CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER
WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO RELOCATE SAID
FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS
ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE
EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO
BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN
SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE
PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

#91

HIGH COUNTRY ESTATES
VOLUME 2300, PAGE 120-124

NORTH
SCALE: 1" = 200'



SPRING CREEK FOREST COMMERCIAL, UNIT-2
VOLUME 9400, PAGE 212

SPRING CREEK FOREST COMMERCIAL, UNIT-1
VOLUME 8800, PAGE 160

LEGEND

--- ZONING LIMITS

NOTES:

- SEWER SERVICE PROVIDED BY CITY OF SAN ANTONIO.
- WATER SERVICE PROVIDED BY CITY WATER BOARD.
- DEVELOPMENT PROJECT SCHEDULE:
 - UNITS 1, 2, 3, 4, 5, 6, COMMERCIAL UNITS 1 & 2, CITY WATER BOARD PUMP STATION, SITE, EPISCOPAL CHURCH & SCHOOL SUBDIVISION ARE EXISTING.
 - UNIT-7 TO BE COMPLETED BY AUGUST 1984
 - UNIT-8 TO BE COMPLETED BY DECEMBER 1984
 - UNIT-9 TO BE COMPLETED BY AUGUST 1985
 - UNIT-10 TO BE COMPLETED BY DECEMBER 1984
 - UNIT-11 TO BE COMPLETED BY JUNE 1985
 - UNIT-12 TO BE COMPLETED BY AUGUST 1986
 - COMMERCIAL AREAS ALONG NACOGDOCHES RD. TO BE COMPLETED BY 1990.

DEVELOPER
SPRING CREEK FOREST JOINT VENTURE
8103 BROADWAY
SAN ANTONIO, TEXAS 78209

RECEIVED
DEC 29 1983
DEPARTMENT OF PLANNING
Subdivision Section

N.C.B. 15831
93.173 Ac.
RAYMOND A. FRISENHAN
14275 NACOGDOCHES RD.
SAN ANTONIO, TEXAS 78247

DATE	NO.	REVISION DESCRIPTION	BY
SPRING CREEK FOREST PRELIMINARY OVERALL AREA DEVELOPMENT PLAN			
MACINA, BOSE, COPELAND & ASSOC., INC. FORMERLY R. MARVIN SHIPMAN & CO. CONSULTING ENGINEERS 415 BREESEPORT DR. SAN ANTONIO, TEXAS			DESIGN R.W.B. DRAWN W.B. CHECKED DATE DEC 28, 1983 JOB NO. C-4339 SHT. 1 OF 1

#91

INFORMATION SHEET FOR
P.O.A.D.P. *check*

FILE NO. 83-19-63-64
(To be assigned by the Planning Dept).

SPRING CREEK FOREST
P.O.A.D.P. NAME

LAD PROPERTIES INC
NAME OF DEVELOPER/SUBDIVISION

8103 BROADWAY
ADDRESS

828-6131
PHONE NO.

M.B.C.

NAME OF CONSULTANT

415 BRESFORT DR.
ADDRESS

349-0151
PHONE NO.

TO NEAREST PUBLIC STREET
GENERAL LOCATION OF SITE & TIE DOWN DISTANCE N.W. COR LINE OF NACOGDOCHES
S.W. OF ITS INTERSECTION WITH JUDSON R.D.

EXISTING ZONING (If Applicable) TEMP R-1, R-6, B-1, B-2 & P-L

PROPOSED WATER SERVICE

- ☒ City Water Board
☐ Other District _____ Name
☐ Water Wells _____ Name

PROPOSED LAND USE

- ☒ Single Family
☐ Multi Family
☐ Business
☐ Industrial
☐ DUPLEX

PROPOSED SEWER SERVICE

- ☒ City of San Antonio
☐ Other System _____ Name
☐ Septic Tank(s)

(The space below is to be completed by the Department of Planning Staff).

DATE FILED APRIL 12, 1983

REVISIONS FILED _____
(if applicable)

DATE OF RESPONSE MAY 10, 1983
(within 20 days of receipt).

DATE OF RESPONSE _____
(within 15 days of receipt).

Nov. 1983

(Date of expiration of plan, if no plats are received
within 18 months of the plan filing)

NEEDED INFORMATION:

D. INFORMATION REQUESTED. THE POADP, and an overview of the developer's projected
land use, shall include, at least the following information.

- ☒ (a) perimeter property lines;
☒ (b) name of the plan and the subdivisions;
☒ (c) scale;
☒ (d) proposed land use(s) by location and type;
☒ (e) existing and proposed circulation system of collector and arterial
streets and their relationship to any adjacent major thoroughfares
and any proposed alternative pedestrian circulation systems: (side-
walks, lanes, paths, etc.)
☒ (f) the proposed source and type of sewage disposal and water supply;
☒ (g) contour lines at no greater than ten (10) foot intervals;
UNKNOWN (h) projected sequence of phasing;
☒ (i) existing and/or proposed zoning classification(s);
☒ (j) known ownership and proposed development of adjacent undeveloped
land; and
☒ (k) existing adjacent streets or development which impact upon access
decisions within the proposed POADP.

DRAFT



CITY OF SAN ANTONIO

P O BOX 839966
SAN ANTONIO, TEXAS 78283-3966

June 30, 1992

Mr. Paul De Leon
Macina, Bose, Copeland & Assoc., Inc.
415 Breesport Drive
San Antonio, Texas 78216

RE: Spring Creek Forest POADP, Plan #91

Dear Mr. De Leon:

The Development Review Committee has reviewed and accepted your revised plan.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

Michael C. O'Neal, AICP
Planning Administrator
Land Development Services

MCO/ALG

cc: Andy Ballard, Traffic Design Engineer



CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

May 17, 1991

Mr. Paul De Leon
MBC Engineering Co.
415 Breesport Dr.
San Antonio, Texas 78216

Re: Springs Creek Forest.
Plan #91

Dear Mr. De Leon:


The Development Review Committee reviewed and accepted your revised preliminary overall area development plan of Spring Creek Forest.

Staff notes that Stahl Road is on the Major Thoroughfare Plan as a Secondary Arterial 86' foot Right-of-way. Future platting along this thoroughfare will require street dedication.

Please note that this action by the Committee does not establish any commitment for the provision of utility services of any type now or in the future by the City of San Antonio. This action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the Unified Development Code in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7920.

Sincerely


Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

RR/MCO



CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

April 15, 1991

Mr. Paul De Leon
MBC Engineering Co.
415 Breesport Dr.
San Antonio, Texas 78216

RE: Springs Creek Forest
Plan #91

Dear Mr. De Leon:

The Development Review Committee has reviewed your revised preliminary overall area development plan of Spring Creek Forest.

The Committee concurs in the proposed extension of Creekway Drive to Judson Road. However, this connection will encourage cut through traffic for vehicles making a right turn from Stahl Road to Judson. This problem was raised by David Abbey, City Traffic Engineer, during a meeting with Roger Bose, Dan Kossel, Eddie Guzman, and myself. The Committee strongly recommends that you consider revising the street layout to avoid a direct connection from Stahl to Judson via Spring Corner and Creekway.

If you have any questions, please contact Raul Ramos at 299-7920.

Sincerely,

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

Date: January 10, 1984

M.B.C. & Assoc., Inc.

Applicant: Mr. Roger Bose

Address: 415 Breesport Dr.

San Antonio, Texas 78216

CITY Planning Plan

Re: Spring Creek Forest P.O.A.D.P. (Revised)

File #: 83-19-63-64

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

☐ meets the P.O.A.D.P. requirements

☐ does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

- | | | |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/> |

☐ is in general compliance with the Subdivision Regulations

☒ lacks compliance with the Subdivision Regulations regarding:

- | | |
|---|---|
| <input type="checkbox"/> Street layout | <input type="checkbox"/> Low density lots |
| <input type="checkbox"/> Relation to adjoining street system | fronting onto major thoroughfare |
| <input checked="" type="checkbox"/> Stub streets | <input type="checkbox"/> 24' alley(s) |
| <input type="checkbox"/> Street jogs or intersections | <input type="checkbox"/> |
| <input type="checkbox"/> Dead-end streets | |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | |

☐ See annotations/comments on attached copy of your plan.

☒ Comments: The revised plan has been reviewed and staff has no objections to the amendments. However, as initially recommended, staff believes that provisions for a stub street to the southwest is still necessary in accordance with Section 36-10C of the Subdivision Regulations.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By [Signature]



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

Date: JAN. 19, 1984

Applicant: N.B.C. ASSOC. INC.
MR. ROGER BOSE
 Address: 415 BREKSPORT DR.
S.A. TEX 78216

☐ Preliminary Plan

Re: SPRING CREEK FORD P.O.A.D.P. (REVISED)

File #: 83-19-63-64

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ☐ meets the P.O.A.D.P. requirements
- ☐ does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

- | | | |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/> |

- ☐ is in general compliance with the Subdivision Regulations

- ☒ lacks compliance with the Subdivision Regulations regarding:

- | | |
|---|---|
| <input type="checkbox"/> Street layout | <input type="checkbox"/> Low density lots |
| <input type="checkbox"/> Relation to adjoining street system | fronting onto major thoroughfares |
| <input checked="" type="checkbox"/> Stub streets | <input type="checkbox"/> 24' alley(s) |
| <input type="checkbox"/> Street jogs or intersections | <input type="checkbox"/> |
| <input type="checkbox"/> Dead-end streets | |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | |

- ☐ See annotations/comments on attached copy of your plan.

- ☒ Comments: The revised plan has been reviewed and staff has

no objections to the amendments. However, as initially rec. staff believes that provisions for a stub street to the southwest is still necessary in accordance with Section 36-10 C of the Subdivision Regulations

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By _____

CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 782

✓
May 2, 1983

M.B.C. and Associates, Inc.
Attn: Mr. Roger Bose
415 Breesport Drive
San Antonio, Texas 78216

Dear Mr. Bose:

Reference is made to the Preliminary Overall Area Development Plan (POADP) for Spring Creek Forest (File #83-19-63-04) submitted for staff's review. Said plan was jointly reviewed by Planning and Traffic Engineering staff. Our review was concentrated on areas for which plats have not been approved or recorded.

The result of the review concludes that the proposed scheme is in general compliance with Chapter 36 of the City Code. However, it is recommended that the planned street which ties to Stahl Road and is designated as a local type "B" street on the plan be upgraded to a collector status (60' R.O.W. with 44' paving). This in staffs opinion, will facilitate and introduce expected traffic volumes onto Stahl Road from adjacent areas to be developed. Secondly, it is suggested that in the design work for the area east of the tract identified as a 10-acre school site, that provisions be made for a pedestrian crosswalk connecting the school site with the planned local street 50' R.O.W. to the south-east. Staff believes that in the interest of safety to and from school, the recommended proposal would be conducive to the overall planned development. Therefore, we urge you to take this into consideration.

Another issue addressed is the lack of a stubbed street to the southwestern limits of the overall scheme. Given this, it is recommended that at least one stub street be provided as set forth by Sec. 36-10(c) of the Subdivision Regulations. This would allow the future projection of the street to the adjoining area which would interconnect with expected land to be developed.

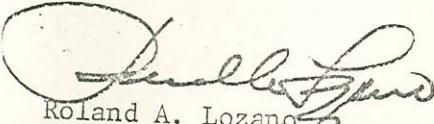
Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the

existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering, Public Works Dept.



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

✓ May 2, 1983

M.B.C. and Associates, Inc.
Attn: Mr. Roger Bose
415 Breesport Drive
San Antonio, Texas 78216

Dear Mr. Bose:

Reference is made to the Preliminary Overall Area Development Plan (POADP) for Spring Creek Forest (File #83-19-63-64) submitted for staff's review. Said plan was jointly reviewed by Planning and Traffic Engineering staff. Our review was concentrated on areas for which plats have not been approved or recorded.

The result of the review concludes that the proposed scheme is in general compliance with Chapter 36 of the City Code. However, it is recommended that the planned street which ties to Stahl Road and is designated as a local type "B" street on the plan be upgraded to a collector status (60' R.O.W. with 44' paving). This in staffs opinion, will facilitate and introduce expected traffic volumes onto Stahl Road from adjacent areas to be developed. Secondly, it is suggested that in the design work for the area east of the tract identified as a 10-acre school site, that provisions be made for a pedestrian crosswalk connecting the school site with the planned local street 50' R.O.W. to the south-east. Staff believes that in the interest of safety to and from school, the recommended proposal would be conducive to the overall planned development. Therefore, we urge you to take this into consideration.

Another issue addressed is the lack of a stubbed street to the southwestern limits of the overall scheme. Given this, it is recommended that at least one stub street be provided as set forth by Sec. 36-10(c) of the Subdivision Regulations. This would allow the future projection of the street to the adjoining area which would interconnect with expected land to be developed.

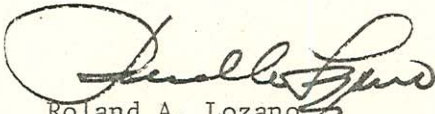
Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the

existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering, Public Works Dept.

M. B. C. and Associates Inc.
att: Mr. Roger Bose
415 Breckport Dr.
San Antonio Tex 78216

Date

Reference is made to the Preliminary Overall Area Development Plan for Spring Creek Forest File # 83-19-63-64 submitted for staff review. Said plan was jointly reviewed by Planning and Traffic Engineering staff. Our review was concentrated on areas for which plats have not been upped or recorded. The result of the review concludes that the proposed scheme is in general compliance with Chapter 36 of the City Code. However, it is recommended that the planned street which ties to Stahl Rd. and is designated as a local type "B", ^{street} on the plan, be upgraded to a collector status (100' row, with 44' paving). This in staff opinion, will facilitate and introduce expected traffic volumes onto Stahl Rd. from adjacent areas to ^{be} developed. Secondly, it is suggested that in the design work for the area east of the tract identified as a 10 ac school site, that provisions be made for a pedestrian crosswalk connecting the school site with the planned local street 50' row to the southeast. Staff believes that in the interest of safety to and from school, the recommen-

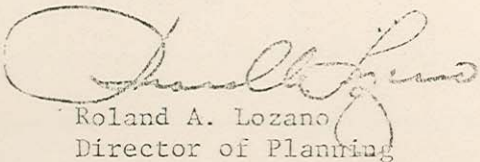
proposal would be conducive to the overall planned development. Therefore, we urge you to take this into consideration. Another issue addressed is the lack of a stubbed street to the south western limits of the overall scheme. Given this it is recommended that at least one stub street be provided as ~~suggested~~ ^{set forth} by Sec. 36.10.(c) of the subd. regg. This would allow the future projection of the street to ^{the} adjoining area which would inter connect with expected land to be developed.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

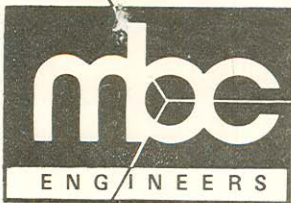
If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,


Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering



MACINA • BOSE • COPELAND and ASSOCIATES, INC
(formerly R. Marvin Shipman & Co.) CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO CITY OF SAN ANTONIO

Proj. No. _____ Date 4-12-83

Re: SPRING CREEK FOREST

Attn: WILLIE VANN

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items.
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>			<u>MASTER PLAN</u>

THESE ARE TRANSMITTED as checked below:

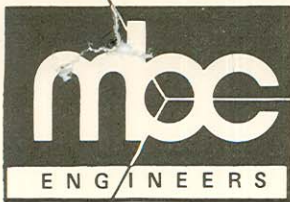
☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO _____

RECEIVED
1983 APR 12 PM 2:37
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

SIGNED Paul DeLo



MACINA • BOSE • COPELAND and ASSOCIATES, INC
(formerly R. Marvin Shipman & Co.) CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

TO CITY OF SAN ANTONIO
PLANNING DEPT.

Proj. No. C-4339 Date 12-20-83

Re: SPRING CREEK FOREST
~~2~~

Attn: EDDIE GUZMAN

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items.

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>			<u>SEPIA P.O.A.D.P. UPDATED.</u>

THESE ARE TRANSMITTED as checked below:

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| <input type="checkbox"/> For your approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input checked="" type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 ____ <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS:

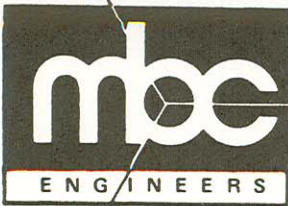
EDDIE, YOU PREVIOUSLY REVIEWED THIS PLAN. ~~CHAS~~
SINCE THEN, CHANGES TO THE STREET CONFIGURATION
INTERNALLY, ABOVE UNIT-7 AND UNIT-6 HAVE OCCURRED.
PLEASE FURNISH US WITH A MORE CURRENT REVIEW
RESPONSE.

Revised print reflect minor change in
street configuration.

COPY TO _____

SIGNED Carl Red

SIGNED



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151 Fax (512) 349-9302

TO CITY OF SAN ANTONIO
CURRENT PLANNING

Proj. No. 5 Date 6-5-92

Re: SPRING CREEK FOREST

Attn: WILLIAM VANN

GENTLEMEN:

WE ARE SENDING YOU

☐ Attached

☐ Under separate cover via _____ the following items.

☐ Shop drawings

☒ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change Order

☐ _____

COPIES	DATE	NO.	DESCRIPTION
6			P.O.A.D.P. REVISED UNIT-BB & BC & ENTRANCE LOCATION OFF STANL RD.

THESE ARE TRANSMITTED as checked below:

☐ For your approval

☐ Approved as submitted

☐ Resubmit _____ copies for approval

☐ For your use

☐ Approved as noted

☐ Submit _____ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return _____ corrected prints

☒ For review and comment

☐ _____

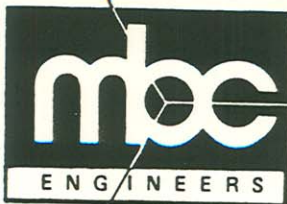
☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO _____

SIGNED

RECEIVED
92 JUN 5 AM 10:05
DPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

TO CITY OF SAN ANTONIO
CURRENT PLANNING

Proj. No. C-5166 Date 5-8-91

Re: SPRING CREEK FOREST

Attn: Roy Ramos

GENTLEMEN:

WE ARE SENDING YOU

☐ Attached

☐ Under separate cover via _____ the following items.

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change Order

☐ _____

COPIES	DATE	NO.	DESCRIPTION
6	1991 MAY -8 P 2 40 RECEIVED DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION		P.O.A.D.P. #91

THESE ARE TRANSMITTED as checked below:

☐ For your approval

☐ Approved as submitted

☐ Resubmit _____ copies for approval

☒ For your use

☐ Approved as noted

☐ Submit _____ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return _____ corrected prints

☒ For review and comment

☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: AFTER DISCUSSIONS BETWEEN ROGER BOSE AND ANDY BALLARD TO DIVERGE TRAFFIC SO AS NOT TO PROMOTE A DIRECT ROUTE FROM STAHL RD TO JUDSON RD VIA SPRING CORNER TO CREEKWAY, A VERBAL APPROVAL TO OUR REVISED P.O.A.D.P. BY ANDY BALLARD WAS GIVEN 5-7-91. THEREFORE, I RESUBMIT THIS P.O.A.D.P. FOR YOUR REVIEW.

COPY TO _____

SIGNED

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 SPANISH GRANT SUBDN 446.85 AC
 SPANISH GRANT SUBDN 446.85 AC
 SPANISH GRANT SUBDN 446.85 AC
 SPANISH OAKS COURTYARD
 SPEARS
 SPEER
 SPORTS PALACE TWO
 SPORTSAMERICA
 SPRADQUE ELECTRIC
 SPRAGGINS AND MARTIN
 SPRING CREEK FOREST
 SPRING CREEK FOREST
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 SPRING CREEK FOREST
 SPRING CREEK FOREST #1 15.601A
 SPRING CREEK FOREST 11.0126 AC
 SPRING CREEK FOREST COMMERCIAL
 SPRING CREEK FOREST COMMERCIAL
 SPRING CREEK FOREST COMMERCIAL
 SPRING CREEK FOREST CREEKWAY
 SPRING CREEK FOREST EPISCOPAL
 SPRING CRK FOREST 10 AC
 SPRING HILL TWNHSES LOT 10
 SPRINGER
 SPRINGFIELD COMMERCIAL
 SPRINGFIELD COMMERCIAL
 SPRINGFIELD COMMERCIAL 1.777AC
 SPRINGFIELD COMMERCIAL 4.336 AC
 SPRINGFIELD MANOR
 SPRINGFIELD MANOR
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 7200 101 4011
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 7200 103 4167
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 7200 89 4011
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 9510 176 5649
 9000 55 14862
 9523 148 15677
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 9200 196 12057
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 9100 143 15831
 9500 38 15831
 9501 204 18036
 9502 191 17208
 9502 192 17235
 9505 19 17300
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 9519 22 18036
 9525 138 15831
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 8600 114 15831
 8600 41 9040
 9524 226 10768
 9000 17 10599
 9400 38 5191
 7000 207 10599
 7100 73 10599
 8700 215 4018
 8800 67 4018
 9000 47 4018
 9100 106 16113
 9100 58 4018
 8900 135 4018
 9100 59 5018
 8800 244 4018

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 - 930143 July 1993

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UNIT V PC NCB